



Meeting Summary  
May 27, 2015

**Attendance**

Panel Members: Phyllis Cook, Chair  
Mohammad Saleem, Vice Chair  
Henry Alinger  
Phillips Engelke  
Rob Hollis  
Don Taylor  
Peggy White

DPZ Staff: Dace Blaumanis, Randy Clay, Lisa Kenney, William Mackey

**Merriweather Post Pavilion - #15-05, FDP-DC-1A**

Owner: Howard Hughes Corporation  
Columbia Association, Inc.  
Developer: Howard Hughes Corporation  
Inner Arbor Trust, Inc.  
Architect: JP2 Architects, LLC  
Engineer: Gutschick, Little & Weber, PA

**Gymnasium/School, 9000 Maier Place - #15-06**

Owner: GBW, L.L.C.  
Developer: Enterprise Development Corporation  
Architect: Gorman Architects, PA  
Engineer: John L. Schneider, Inc.

**1. Call to Order** – DAP Chair Phyllis Cook opened the meeting at approximately 7:30 pm, calling for introductions of the Panel, staff and Project team.

**2. Review of Merriweather Post Pavilion #15-05 FDP-DC-1A** – Greg Fitchitt, Vice President of Development for Howard Hughes, provided an overview of the FDP amendment emphasizing the additional portions of the Merriweather-Symphony Woods neighborhood included in the plan and the need for adjusting building height standards in the design guidelines to affect improvements to Merriweather Post Pavilion.

Mike Trappen, Gutschick, Little & Weber, highlighted additional items amended under the original FDP. The plan now includes the pavilion and reflects the approved design plans for Symphony Woods. The

Neighborhood Concept Plan identifies existing parking, proposed parking and parking that will be displaced by the construction of roads planned for the Crescent neighborhood.

Jamie Pett, JP2 Architects, LLC; reviewed the design guideline amendments. The maximum building height for the stage house will be modified to eighty five feet from sixty feet for the neighborhood. This is needed to elevate the roof line to a height better aligned with contemporary outdoor pavilion design. The adjustments will also create a greater view shed from the lawn area. The guidelines are also being modified to accommodate building separations of less than twenty-five to forty-five feet for alleys or access drives serving a single building. The changes allow for site design that better responds to the neighborhood's park setting.

**Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Planning Board.**

DAP member Phillips Engelke offered the following motion:

1. "That we approve the changes the applicant has made and allow a higher canopy for the amphitheater." Seconded by M. Saleem

Vote: 7-0 to approve.

**3. Review of Gymnasium/School, 9000 Maier Place – #15-06** – William Green, President of Enterprise Development Corporation, informed the Panel that this flag lot property in Maier Industrial Park will house Amelia's Acrobatics and Gymnastics Center, being relocated from its location for 20 years on Berger Road in Columbia. He noted the 30,000-square foot steel building will be 30-feet high. The tan-colored building will have a red, white and blue logo above the entrance.

**Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.**

DAP member Henry Alinger offered the following motion:

1. "That the applicant consider a redesign of the site to accommodate some sort of drop-off near the entrance that may involve possibly rotating the building and/or redesigning the parking and creating a drop-off."

Seconded by D. Taylor.

Vote: 7-0 to approve.

DAP member Don Taylor offered the following motion:

2. "That the applicant consider moving the entrance to the east as far as possible without impacting the use of the building."

Seconded by R. Hollis.

Vote: 7-0 to approve.

DAP member Phillips Engelke offered the following motion:

3. "That the applicant consider a signature color instead of tan for the building and also look into LED lighting which is more expensive but it is very flexible and has very low energy usage, plus you can program it."

Seconded by M. Saleem.

Vote: 7-0 to approve.

DAP member Peggy White offered the following motion:

4. "That the applicant try to widen the driveway for additional parallel parking along the side. It may require a retaining wall and also to look at the line of sight. Talk to the neighbor about shared parking."

Seconded by M. Saleem.

Vote: 7-0 to approve.

DAP member Henry Alinger offered the following motion:

5. "That the applicant consider landscape along the front of the building to help soften it and also to make sure that there is a sidewalk linkage from the majority of the parking lot to the front door."

Seconded by P. Cook.

Vote: 7-0 to approve.

DAP Vice Chair Mohammad Saleem offered the following motion:

6. "That the applicant consider providing some windows for natural lighting."

Seconded by H. Alinger.

Vote 7-0 to approve.

DAP member Rob Hollis offered the following motion:

7. "That the applicant consider revising the elevations to include reconfiguration of the glazing and possible integration of multiple corrugation."

Seconded by D. Taylor.

Vote 7-0 to approve.

**4. Call to Adjourn** – Chair Phyllis Cook adjourned the meeting at 8:40 pm.